

Planning Commission
Regular Meeting
Agenda
Community Chambers
Wednesday, November 18, 2009
7:00 P.M.

Commissioners: Mark Braly (Chairperson), Ananya Choudhuri (alternate), Greg Clumpner ,
Lucas Frerichs, Rob Hofmann, Kris Kordana, Mike Levy (Vice-Chairperson),
Terry Whittier

Staff: Mike Webb, Principal Planner; Eric Lee, Assistant Planner; Lynanne Mehlhaff,
Planning Technician

- 7:00**
- 1. Call to Order**
Recordation of attendees will occur.
 - 2. Approval of Agenda**
This agenda will be considered and voted upon for accuracy and adequacy.
 - 3. Staff and Commissioner Comments (No action).**
Staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission and Liaisons may report on other Commission meetings. Items presented for Commission action will be scheduled for a future agenda.
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Note: Please be aware that items may be heard earlier depending upon the time taken on previous agenda items. No new items shall be begun after 10:30 p.m. unless unanimous consent exists to continue. The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements are at the sole expense of the person requesting the recordation.

7:05

4. Public Communications

This is the time for the public to address the Commission on matters not listed on the agenda. Presentation time will be at the discretion of the chairperson.

5. Consent Items

- A. **Planning Commission Minutes of June 24, 2009**
- B. **Planning Commission Minutes of July 8, 2009**
- C. **Planning Commission Minutes of September 9, 2009**

6. Public Hearings

- A. **PA #23-09, 3608 Chiles Road, City Well #32 Expansion, Conditional Use Permit #05-09, Design Review #06-09; (Eric Lee, Assistant Planner)**

Public Hearing to consider approval of a Conditional Use Permit to install a manganese treatment system at the site of City Well 32 in south Davis. Well 32 was constructed as one of the replacement wells for four wells that were removed from service. A Conditional Use Permit and Design Review for the Well 32 site were previously approved by the Planning Commission on March 14, 2007. The well was constructed, but additional water treatment equipment is needed to meet requirements of the California Department of Public Health before the water can be used.

Recommendation:

- 1. Hold a Public Hearing; and
- 2. Determine that the project is categorically exempt from further Environmental review; and
- 3. Approve the project, PA #23-09, for Conditional Use Permit #05-09 and Design Review #06-09 based on the Findings and subject to the Conditions of Approval contained in the staff report.

7. Business Items

The business section deals with matters before the Commission that do not require a public hearing.

- A. **Residential Fence Standards; (Eric Lee, Assistant Planner)**

Staff is seeking direction from the Planning Commission in regards to changes that could be made to these standards.

Recommendation:

- 1. Open for any public comment; and
- 2. Consider the options as discussed in the staff report that include:
 - No change. Staff to apply current standards and interpretation; or
 - Provide a Planning Commission interpretation of existing fence standards within the buildable area of a lot; or
 - Recommend the City Council amend the Zoning Ordinance to clarify the fence standards based on what the Planning Commission determines appropriate.

8. Informational Items

The Commission may take action on any of these items if it so wishes.

A. Planning Commission Schedule

B. Draft Senior Housing Strategies

9. Staff and Commissioner Comments (continued).

10. Public Communications (continued).

11. Adjournment to the next regular Planning Commission meeting to be held on Wednesday, December 16, 2009 in the Community Chambers (23 Russell Boulevard).

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Review:

Davis Branch Library - Temporarily at 2801 Second Street, Davis
Shields Library, Government Documents Section, University of California, Davis
City Hall, Planning and Building Department, 23 Russell Boulevard

Copying

FedEx Kinko's Copies - 313 F Street
Davis Copy Shop - 230 Third Street
PostMark's - 417 Mace Boulevard, Suite J

Note: Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission or staff less than 72 hours before this meeting is available for inspection at City Hall, 23 Russell Blvd., Davis in the Community Development Department. These writings will also be available for review at the Planning Commission meeting in the back of the Community Chambers along with copies of the agenda and other staff reports.

Agenda available on-line:

<http://www.cityofdavis.org/meetings/agenda.cfm?c=12>

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Friday at 7:00 a.m., 1:00 p.m. and 7:00 p.m.

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